

I. PROCEDURES

A. Call to Order

B. Roll Call

Chairman Brad Massey called the hearing to order 7:00 P.M. Present- Chairman Massey, Vice Chairman Karen Peters, Commissioners Mike Cowan, & Oscar Fredrickson. Present from staff: Harry Holmes, Assistant Planner.

C. Pledge of Allegiance

D. Adoption of Agenda

E. Approval of Minutes of June 20, July 18 & August 1, and August 15, 2006

Cowan moved, Fredrickson seconded, motion carried. Tabled

II. PUBLIC PARTICIPATION –

A. Mason Cave, TMD Group

Mr. Cave briefly summarized his company's Forest Canyon Estates (FCE) project. The Commission in its hearing on 10/17/06 tabled FCE after many residents voiced concerns over a variety of issues. Cave said TMD would resolve the property line dispute by giving up an 18-foot strip of land along the northerly boundary of its site south of Park Way. He spoke of TMD's proposed public benefit (drainage, water storage, water pressure) improvements, which had been communicated in a letter to the City. Cave reported that residents who attended a public meeting hosted by TMD 11/15/06 were generally pleased with the proposed benefits. He mentioned a letter dated some 20 years ago in which the City had promised to improve water pressure in the adjoining neighborhood, and noted that this had not been done. Cave said the City had pulled FCE from the 11/21/06 agenda and had recommended that no public hearing take place until Council approves the secondary road access alignment on City property. He stated that the Commission had specifically tabled this item and that in his opinion it was therefore required to be heard at tonight's meeting. Cave mentioned that Empire Builders was scheduled to start construction of homes in March; that this would produce immediate benefits to the City through impact fees and would increase the City's tax base; and that delaying this project meant delaying over \$1,000,000 in infrastructure improvements. Cave concluded by stating that the delay was not in the best interests of the City of Williams.

B. George Ainsworth

Mr. Ainsworth asked whether the "high lines" crossing the project site would be replaced?

C. John Dent

Mr. Dent said he believed that the lines would remain and that homes would be built under them.

D. Brad Massey

Chairman Massey tabled the hearing on FCE to an unspecified future date.

III. INTERVIEW APPLICANTS FOR VACANT COMMISSION SEATS

A. John Dent

Chairman Massey welcomed Mr. Dent; Fredrickson asked him to talk about himself and why he wants to serve on P&Z.

Mr. Dent said he was born in Williams in 1957; his father moved here in 1949. Dent has been an emergency medical technician, paramedic and firefighter for more than 25 years. He understands the fire code and has worked in construction. Dent disavowed any financial interest in current projects and pledged to be fair and independent in his decisions. He wants to see “smart growth” and to help the city.

Fredrickson asked him whether he had any kin here and whether that could cause a conflict of interest. Dent said he doesn’t see Councilman Don Dent often and doesn’t discuss City politics with him.

Fredrickson asked Dent whether he was familiar with the General Plan; he said he has read it. He also asked whether Dent had ever applied for a variance (negative) or a building permit (yes, for a deck).

Peters emphasized the importance of attendance and Dent said he would be able to flex his work schedule to attend most P&Z meetings. He works in the Valley but spends most of his time at his home in Williams.

Mr. Dent thanked the Commission for interviewing him.

IV. PLANNING AND ZONING APPLICATION FEES

Harry Holmes

Holmes presented the item, explaining that the proposed increases are based on the average of fees charged by other small and medium-sized municipalities in Arizona and will enable the City to better recover its costs in reviewing and processing Planning and Zoning Applications.

Ken Cowan

Commissioner Cowan asked whether the increase would be applied “mid-stream” for projects already in the public process. The Commission agreed that the ordinance should apply the increase to a project’s first P&Z application, if submitted after the effective date of the ordinance, and then to any subsequent applications for the same project. The increase would not apply to any application relating to any project for which fees had been paid under the current schedule prior to the effective date.

Karen Peters

Vice-Chairman Peters noted that engineering review costs were a major factor necessitating the increased fees and

Motion noted that the City had not always received “certified” engineering services for such reviews. Fredrickson moved to accept the proposed fee schedule with the above stipulation suggested by Cowan; Cowan seconded and the motion carried.

V. EXECUTIVE SESSION

Brad Massey

Chairman Massey adjourned to executive session at 7:45 to discuss the applications for the vacant P&Z Commission seat. Massey called the public meeting back to order at 8:10 and stated for the record that the Planning and Zoning Commission recommends that City Council appoint John Dent to serve as P&Z Commissioner and that it name John Rushton 1st alternate and Eric Eikenberry 2nd alternate.

VI. ADJOURNMENT: Peters moved to adjourn; Fredrickson seconded; Meeting adjourned at 8:12 P.M.